



## NEGATIVE DECLARATION ADDENDUM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

*Promoting the Wise Use of Land • Helping to Build Great Communities*

**ENVIRONMENTAL DETERMINATION NO. ED15-117**

**DATE: October 28, 2015**

**PROJECT/ENTITLEMENT:** Community Health Centers Variance and Minor Use Permit; DRC2015-00050

**APPLICANT NAME:** Community Health Centers

**ADDRESS:** 2050 Blosser Road, Santa Maria, CA 93458

**CONTACT PERSON:** Ariston Julian

**Telephone:** 805-346-3900

**PROPOSED USES/INTENT:** Request by **COMMUNITY HEALTH CENTERS** for a Variance and Minor Use Permit to allow the development of a medical center. The proposal includes the following components: (1) a Variance request to develop office use without a residential component on a property designated for mixed-use development; (2) grading of the project site, involving site disturbance of approximately 1.19 acres; (3) and development of a 13,600 square foot medical center with a 68-space parking lot. The proposed project is within the Commercial Retail (CR) land use category.

**LOCATION:** The project site is located at the southeast corner of 21st Street and Cienaga Street (Highway 1) in the community of Oceano. The site is in the San Luis Bay subarea of the South County planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040

**FINDINGS:** Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

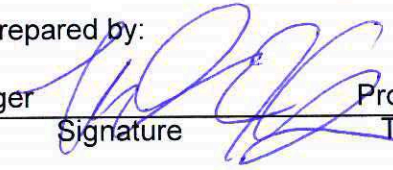
Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

**BASIS FOR ADDENDUM:** The following describes why the proposed changes will not result in any significant additional impact.

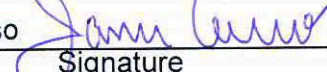
*See attached addendum.*

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the Lead Agency at the above address or telephone number.

Addendum Prepared by:

|                |   |                 |          |                           |
|----------------|---|-----------------|----------|---------------------------|
| Michael Conger |  | Project Manager | 10/28/15 | County of San Luis Obispo |
| Name           | Signature   | Title           | Date     | Public Agency             |

Addendum Reviewed by

|              |   |          |          |                           |
|--------------|---|----------|----------|---------------------------|
| James Caruso |  | Reviewer | 11-18-15 | County of San Luis Obispo |
| Name         | Signature   | Title    | Date     | Public Agency             |

**Notice of Determination**

State Clearinghouse No. \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and  
has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

County of San Luis Obispo

**Signature****Project Manager Name****Date****Public Agency**

## **ADDENDUM TO A MITIGATED NEGATIVE DECLARATION**

### **Community Health Centers Variance / Minor Use Permit**

**DRC2015-00050 / ED15-117**

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## **1.0 INTRODUCTION**

### **Background**

The project site is a 1.19-acre parcel located at the southeast corner of 21<sup>st</sup> Street and Cienaga Street (Highway 1) in the community of Oceano.

In October 2008, the Board of Supervisors adopted Ordinance 3162, a General Plan Amendment re-designating the project site from Commercial Service (CS) to Commercial Retail (CR) and incorporated it into the Central Business District. Shortly thereafter, the Hearing Officer approved a Minor Use Permit to allow a mixed-use development, including 20,000 square feet of retail and office space and 22 apartments. These applications were eligible for priority processing under a pilot program that sought to encourage mixed-use development. As a result, planning area standards were placed on the parcel to *require* mixed-use development.

In April 2014, the Board of Supervisors authorized a Land Use Ordinance amendment to allow multi-family residential as a primary use on the project site. This amendment was intended to allow a modified mixed-use project with roughly 10,000 square feet of retail and office space and 30 apartments. Since that time, the project site has been transferred to Community Health Centers.

### **Proposed Project**

Community Health Centers wishes to develop a medical center of roughly 13,600 square feet on the project site. The project will not contain a residential component, and, as such, would not be considered mixed-use. The present entitlement before the County is a request for a Variance from the planning area standard requiring mixed-use development and a Minor Use Permit to authorize development of the project.

### **Proposed Environmental Determination**

Upon review and comparison of the proposed action and the previously approved actions, it was determined that a Negative Declaration Addendum (Addendum) to the *Takken Family Trust General Plan Amendment Mitigated Negative Declaration*, prepared by the County of San Luis Obispo, pursuant to the California Environmental Quality Act Guidelines Section 15164 et seq. is appropriate. There is no substantial increase in the severity of previously identified significant effects. Also, no new information of substantial importance is known to exist that was not known or could not have been known at the time of the previous Negative Declaration.

## 2.0 ENVIRONMENTAL ANALYSIS OF MINOR PROJECT MODIFICATIONS

### Evaluation of Project Changes

The Takken Family Trust General Plan Amendment Negative Declaration examined the whole of the project at the earliest possible time in the process. The Negative Declaration anticipated the eventual development of the subject parcel with a mixed-use development consisting of 20,000 square feet of commercial space and 22 apartments. The current proposal is a request to build a 13,600 square foot medical center on the site.

The following table compares the two development projects:

| Project Feature                  | Original Project | Current Project<br>DRC2015-00050 |
|----------------------------------|------------------|----------------------------------|
| Commercial (Square Feet)         | 20,000           | 15,000                           |
| Residential (Units)              | 22               | 0                                |
| Parking Spaces                   | 85               | 68                               |
| <i>Waiver of Required Spaces</i> | 17               | 0                                |
| <i>Total Required Spaces</i>     | 102              | 68                               |
| Building Height                  | 3 stories        | 1 story                          |
| Area of Site Disturbance         | 1.19 acres       | 1.19 acres                       |
| Variance Needed?                 | No               | Yes                              |

The currently proposed project involves a less intensive development proposal than what was originally evaluated in the *Takken Family Trust* environmental document. Nonetheless, the current project requires Variance approval, because it does not include a residential development component.

### Evaluation of Impact Changes

The following table summarizes the significance of project impacts as reviewed in the *Takken Family Trust* mitigated negative declaration. The “Current Project” column compares impacts of the original project to the currently proposed project. This analysis has demonstrated that the current project will reduce the magnitude of some significant (but mitigable) impacts.

| Impact Area            | Original Project           | Current Project<br>DRC2015-00050 |
|------------------------|----------------------------|----------------------------------|
| Aesthetics             | Significant, but Mitigable | <i>Reduced</i>                   |
| Agricultural Resources | Insignificant              | Same                             |
| Air Quality            | Significant, but Mitigable | Same                             |
| Biological Resources   | Insignificant              | Same                             |
| Cultural Resources     | Insignificant              | Same                             |
| Geology and Soils      | Significant, but Mitigable | Same                             |



| Impact Area                    | Original Project           | Current Project<br>DRC2015-00050 |
|--------------------------------|----------------------------|----------------------------------|
| Hazards and Hazardous Material | Insignificant              | Same                             |
| Noise                          | Significant, but Mitigable | <i>Reduced</i>                   |
| Population / Housing           | Insignificant              | Same                             |
| Public Services / Utilities    | Insignificant              | Same                             |
| Recreation                     | Significant, but Mitigable | <i>Reduced</i>                   |
| Transportation / Circulation   | Significant, but Mitigable | <i>Reduced</i>                   |
| Wastewater                     | Insignificant              | Same                             |
| Water                          | Significant, but Mitigable | Same                             |
| Land Use                       | Potentially Inconsistent   | Same                             |

Impacts have been reduced with the current proposal in the following issue areas:

- *Aesthetics* – The original project consisted of four three-story buildings. One of the buildings would include a fire wall at the easterly property line. The new project reduces the intensity of the development at the site. The proposed structure is one story and would not require construction of a blank fire wall.
- *Noise* – The original project proposed 22 apartments. The outdoor activity areas associated with these apartments would have experienced higher than allowable noise levels. The current project eliminates residential development from the proposal. As such, all activity areas will now be indoors where noise levels are compliant with Noise Element requirements.
- *Recreation* – The original project proposed 22 apartments. Parkland impact fees are required at the time of building permit issuance for new residential development. The County does not consider office space to impact parks and recreation. With the proposed medical center, no impact would occur and no impact fee would be required.
- *Transportation / Circulation* – Depending on what uses would occupy the development, the originally proposed project could have been under-parked by about 31 parking spaces. The current proposal requests no parking waiver. Therefore impacts associated with parking availability are expected to be reduced.

### 3.0 CONCLUSION

Based on the above discussion, the proposed changes to the subject site resulting from the development of a 13,600 square foot medical center is not considerably different from those analyzed in the previous Mitigated Negative Declaration, nor would they substantially reduce or change the conclusions reached in that document. The applicant will be incorporating these and other required environmental measures into the project.